

## **DATACTION DEVELOPMENT GROUP**

### **PENN STATION and MIDTOWN SOUTH NEIGHBORHOOD REDEVELOPMENT PROPOSAL**

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DataCation Development Group and its affiliates will be looking to undertake one of New York City's largest and most impactful redevelopments in recent history. New York City has historically faced the continuous challenges of growing and changing while trying to maintain its historic neighborhoods that give it a specific "New York" feel. In recent years, the consideration for how a new structure would affect the neighborhood has apparently been disregarded by developers and local politicians with many new construction projects. The results, unfortunately, tend to create larger, architecturally bland, steel and glass buildings with little or no character. The neighborhood is an important experience that makes New York City a destination city and a place where someone wants to live. We understand that it's always a challenge to advance development while trying to keep the neighborhoods central to this growth. Unfortunately, the trend to develop without concern for how they will fit into a neighborhood or drastically change that neighborhood forever appears to not be part of the consideration. This trend expedites the removal of what has made New York City the place where people want to live, work, and play.

If we continue down this path, New York City will become just another city without its historical feel or the identity that sets it apart. The current proposal for Penn Station and its surrounding neighborhood does extraordinarily little to change this trajectory. Penn Station remains characterless, and the concept of ten super tall glass and steel high rises continues to kill New York City neighborhoods at the expense of its neighborhood residents. DataCation Development Group is proposing a vastly different approach to the redevelopment of Penn Station and its surrounding neighborhood. It is a proposal that brings back the beauty and grandeur of Penn Station, saving and redeveloping the area's historic commercial buildings, its churches, apartment buildings, and maintaining the feel of the existing neighborhood. The proposal will be supported with the necessary funding to demolish and rebuild a new Penn Station, acquire the necessary historic buildings, and commercial and residential buildings, as

well as a potential partnership discussion with Madison Square Garden ownership. The funding will be provided without putting any financial burden on the taxpayers of New York State or New York City. The redevelopment will not price present residents out of their neighborhood, if those buildings are acquired by DataCation Development Group. We will do our best to hold discussions with other neighborhood building owners to keep the current residents in their buildings as well.

The largest property owner around Penn Station, Steven Roth of Vornado Realty Investment Trust, has a vastly different outlook on what it takes to redevelop neighborhoods or blocks within New York City. In a Politico Online article from April 10, 2022, written by Danielle Muoio-Dunn, states, "Steve Roth, while speaking at Columbia's Graduate School of Architecture in 2010 recounted in a speech how he deliberately let the Alexanders department store on Manhattan's Upper East Side sit vacant for more than three years before redeveloping it, even as his own mother complained of bums sleeping in the sidewalks of this now closed building.

And what did I do? Nothing, Roth said at the time. Why did I do nothing? Because I was thinking in my own awkward way, that the more the building was blight, the more the governments would want this to be redeveloped; the more help they would give us when the time came. And they did, Roth concluded."

Amazingly, as the Politico article states, he is benefiting ten years later as he predicted with the Penn Station Redevelopment. DataCation Development Group looks to bring community benefitting projects without placing financial burden or long-term debt on the residents. This outline is only an overview of my proposal. I look forward to meeting with stakeholders to discuss the project in greater detail.

### **DataCation Development Group's Proposal to Redevelop Penn Station and the Midtown South Neighborhood:**

For this proposal to be successful, DataCation Development Group will need to work with the New York State Governor's Office, the New York State Legislature, the New York City Mayor's Office, the New York City Council, Vornado Realty Investment Trust, Madison Square Garden Sports, Inc, as well as community stakeholders.

DataCation Development Group will begin with the acquisition of 1 Penn Plaza and 2 Penn Plaza, along with discussions with Madison Square Garden Sports, Inc. to figure out the best option for Madison Square Garden.

1 Penn Plaza and 2 Penn Plaza will be demolished to clear the property for the reconstruction of the new Penn Station. Madison Square Garden will have exterior work done to prepare its façade to match that of the new Penn Station. The construction of what we will temporarily call

Penn Station – South, will include the original columned design from West 31<sup>st</sup> Street north to West 33<sup>rd</sup> Street along the western edge of Seventh Avenue. The new facade design will continue west along West 31<sup>st</sup> Street to Eighth Avenue, North along the eastern edge of Eighth Avenue to West 33<sup>rd</sup> Street, where it will continue east, meeting with, the southwest corner of Seventh Avenue. The “Great Hall” will be immediately through the entrance to Penn Station along Seventh Avenue where it will open into a three-story atrium connecting the “Great Room” to the entrance of Madison Square Garden.

The area that was formerly West 33<sup>rd</sup> Street, from Seventh Avenue west to Eighth Avenue will be closed to vehicular traffic and reopen as an architecturally landscaped public square. The park will consist of green space, a variety of seating options, live musical performance stages, cafes, and restaurants. There will be a pedestrian bridge located near the western end of the park that crosses from Penn Station (North) into Penn Station (South) and the Madison Square Garden Arena.

The second building in the Penn Station Redevelopment, (Penn Station – North), will have the identical façade as that of the first building on Seventh Avenue from West 31<sup>st</sup> Street to West 33<sup>rd</sup> Street. This building will be located between Seventh Avenue and Eighth Avenue, from West 33<sup>rd</sup> Street to West 34<sup>th</sup> Street. The three-story atrium in the second building will run from Seventh Avenue entrance to a new central spire. The central spire will cover the mid-section of the terminal, with the three-story glass atrium continuing south from the spire to the western end of the terminal, where it will meet with a ten to twenty story commercial or residential building. The second building will have a pedestrian bridge towards its western end that crosses from a street level entrance on 34<sup>th</sup> Street to the pedestrian bridge crossing over the public space from Penn Station - North to Penn Station - South and the Madison Square Garden Arena.

The new Penn Station will house retail tenants, performance stages to allow for live musical and theatrical performances, as well as multiple locations with seating for customers, tourists, and shoppers. Penn Station, which will be owned by DataCation Development Group, will have a long-term lease with each tenant, Amtrak, Long Island Railroad, and New Jersey Transit. There will be a more detailed presentation to follow as we move forward with discussions.

With Penn Station being the priority, it will be the first phase of redevelopment. As Phase 1 is moving forward, it will be determined when each additional phase will begin. The buildings being considered for acquisition may change from those mentioned in this proposal depending on how the acquisition process moves forward.

The order in which each building is acquired may also be slightly different than the way it is laid out in this proposal, which will also be based on how the acquisition process moves forward. It will be important to begin the acquisition process for 11 Penn Plaza, 116 West 32<sup>nd</sup> Street, 330 West 34<sup>th</sup> Street, 5 Penn Plaza, the New Yorker Hotel, as well as sites 1 through 8 that are part of the Governor’s proposal.

11 Penn Plaza would remain as a commercial building, while 116 West 32<sup>nd</sup> Street will be acquired to make sure the footbridge that crosses over West 32<sup>nd</sup> Street remains untouched. 330 West 34<sup>th</sup> Street and 5 Penn Plaza would also remain commercial buildings. The New Yorker Hotel would partially remain a hotel, with the remainder being converted to residential. DataCation Development Group is also planning to speak with concerned parties about acquiring property on the west side of Manhattan to construct a professional soccer stadium. As of this letter, there has been no discussion with any party potentially involved.

To highlight the property indicated by the Governor's plan to be developed, we will use the Site 1 through Site 8 indication to show what each of those acquisitions may become:

- Site 1, located along the west side of Eighth Avenue between West 30<sup>th</sup> Street and West 31<sup>st</sup> Street will be developed to be part of the neighborhood, instead of overwhelming the neighborhood. It will house a workforce development facility, which will house full size training facilities to educate facility engineers. It will also house lab and research facilities, as well as commercial and retail space.
- Site 2, located between Seventh and Eighth Avenue and West 30<sup>th</sup> Street and West 31<sup>st</sup> Street, is an entire block designated for redevelopment. DataCation Development Group will not be looking to demolish this entire block. The block will be broken down into what buildings have historical status and which buildings may be redeveloped, remain intact as is, or be demolished for improvement necessities. Site 2 will house a DataCation Education facility, as well as residential and commercial additions.
- Site 3, located along the east side of Seventh Avenue, between West 30<sup>th</sup> Street and West 31<sup>st</sup> Street, will remain intact, but may include changes in its purpose. The hotel will remain in a portion of the building, with residential or commercial space being added. The exterior of the building will remain intact, with only maintenance and needed upgrades being considered.
- Site 4 and Site 5, located between Seventh and Eighth Avenue and West 33<sup>rd</sup> Street and West 34<sup>th</sup> Street, will be demolished to construct the second building, Penn Station - North. There may be a commercial or residential building added to the western end of this building.
- Site 6, located along the east side of Seventh Avenue, between West 33<sup>rd</sup> Street and West 34<sup>th</sup> Street, will be developed to house retail at the ground level, with possible commercial or residential units.
- Site 7, located along the east side of Seventh Avenue, between West 32<sup>nd</sup> Street and West 33<sup>rd</sup> Street, is the famed Hotel Pennsylvania and this presents an opportunity to save this landmark while breathing new life into it.

The possibility of a new hotel, along with residential and commercial space could be a reality. With what has been going on presently inside of the building, DataCation would do its best to try to restore the original grandeur the building once possessed.

- Site 8, located along the west side of Sixth Avenue, between West 32<sup>nd</sup> Street and West 33<sup>rd</sup> Street, would have its original façade restored and its interior would house DataCation Data, a working data center, lab and research facilities, commercial space, start-up space, as well as DataCation Education facilities. Site 7 and Site 8 share the entire block on which they are located.

DataCation Development Group believes strongly in its mission, to bring community benefitting developments without placing debt or financial burden on a community. The proposal presented by New York State is structured through debt and that debt will always find its way back to the taxpayers. The work currently being done on Penn Station, as well as the proposed future work will not make the aesthetic impact promised and it requires the destruction of the entire neighborhood surrounding Penn Station.

I would like the opportunity to speak with everyone, either individually or as part of a group, to further discuss the details of DataCation Development Group's proposal. Discussions will include my funding, an outline of all buildings that may be involved in this redevelopment, infrastructure requirements, and projected timelines. Artist renderings and architectural drawings will soon follow to visually assist with how the redevelopment will look.

DataCation Development Group fully understands the magnitude of this project and the effect it will have on the City of New York, the State of New York, all the stakeholders involved with the operation of Penn Station, the residents of the tri-state area, those that live and work in New York City, and more importantly the residents of the midtown south neighborhood.

We look forward to bringing this once in a lifetime project to New York City.